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Surbiton Hill Park, Surbiton, KT5 8EF

A very spacious grand studio apartment set in an imposing detached Victorian house with a raised sleeping area and parking. Located within walking distance of Surbiton mainline station and high street. The many benefits included a sizeable striking studio room with tall ceilings, ample sitting and dining space, a floor to ceiling bay window, a raised sleeping platform and extensive storage. There is a part open-plan modern fitted kitchen with a built-in oven-hob-hood. A modern white and stone bathroom with a shower over the bath. Gas central heating. Well maintained communal areas and an allocated parking space. Council tax band B. The vendor is currently extending the lease to 177 years. We are informed the service charge is £2,528.44 pa. An excellent home.

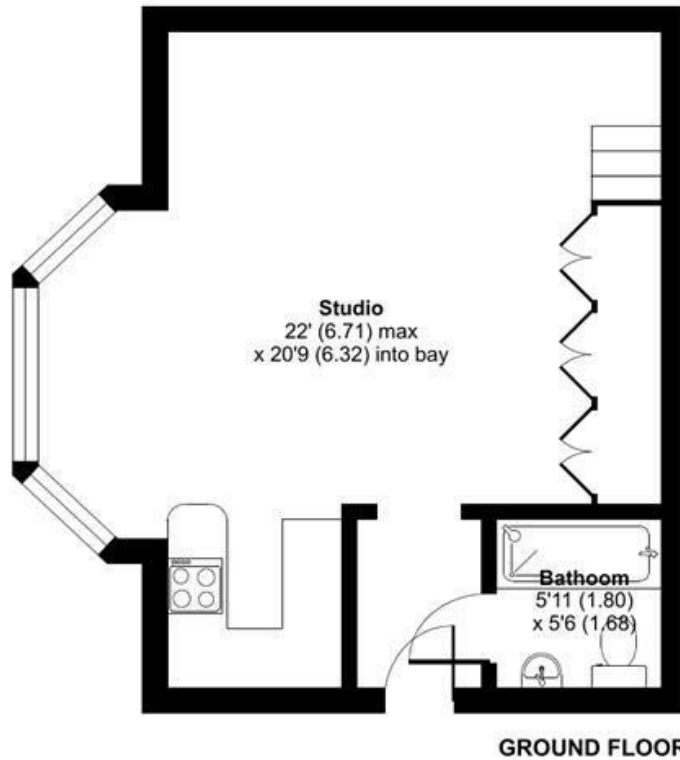
Guide Price £265,000 Leasehold

EPC Rating: C

Surbiton Hill Park, Surbiton, KT5

Approximate Area = 404 sq ft / 37.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1133286.

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	80
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		